

**STRATA PLAN NW2050, CYPRESS POINT,
ANNUAL GENERAL MEETING
TUESDAY, DECEMBER 4, 2018 AT 19:06 PM
THE PAVILION LOUNGE, 7531 MINORU BOULEVARD,
RICHMOND, B.C. V6Y 1Z3**

In Attendance: 31 Strata lots represented in person:
19 Strata lots represented by proxy
50 Total Strata Lots

1. CALL TO ORDER:

The meeting was called to order at 7:06 PM by the Council President, Gordon Farrell.

2. CERTIFICATION OF PROXIES

Audrey Montero advised 19 proxies had been certified.

3. NOTICE OF QUORUM

The requirement of the NW2050 By-Laws state that one third (36) of the persons entitled to vote (106) in person or by proxy constitutes a quorum. We have 31 owners in person and 19 by proxy for a total of 50 owners eligible to vote, which is a quorum.

4. PROOF OF NOTICE OF MEETING OR WAIVER

Notice of this meeting was sent out on November 13, 2018 to the last known address of each owner via Canada Post or hand delivery thereby giving owners the notice required as per the Strata Property Act.

5. INTRODUCTION OF HEAD TABLE

The Council President, Gordon Farrell, introduced the Head Table. Daryl Foster Strata Advisor for CHOA, was in attendance.

Motion: To approve the election of Daryl Foster from CHOA to chair the meeting

Moved: SL122

Seconded: SL313

Carried unanimously

6. APPROVAL OF NOVEMBER 29, 2017 ANNUAL GENERAL MEETING MINUTES

With corrections on pages 22, 23, and 24 where the year 2017 should be 2018.

It was **MOVED** by (302) and **SECONDED** by (330) to adopt the minutes of the Annual General Meeting held on November 29, 2017. It was carried by majority vote, none opposed.

7. APPROVAL OF AGENDA

It was **MOVED** by (122) and **SECOND** by (313) to approved the agenda for the Annual General Meeting 2018.

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8. Reports 2018

- a. President's Report 2018 was included in the Annual General Meeting Package.
- b. Cypress Point Operating Budget & Finance Report 2018: was included in the Annual General Meeting Package.

It was **MOVED** by (122) and **SECONDED** by (313) to approve the proposed 2018 Cypress Point Operating Budget. This motion was carried by majority vote. None opposed.

- c. The Share Facilities Operating Budget & Finance Report for 2018 was included in the Annual General Meeting Package.

It was **MOVED** by (220) and **SECONDED** by (301) to approve the proposed 2018 Shared Facilities Operating Budget. This motion was carried unanimously.

9. CONSIDERATION OF ¾ VOTE SPECIAL RESOLUTIONS

- a. RESOLUTION A

BE IT RESOLVED BY A ¾ VOTE RESOLUTION THAT:

The Owners of Strata Plan NW 2050 approve transferring the 2018 year-end accumulated surplus in the operating account to the Contingency Fund / transferring the 2018 year end accumulated deficit in the operating account from the Contingency Fund.

It was **MOVED** (313) and **SECONDED** (336) to approve Resolution A. This motion was carried unanimously.

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b. RESOLUTION B

BE IT RESOLVED BY A ¾ VOTE RESOLUTION THAT:

- the existing bylaws of Strata Plan NW2050 and the Standard Bylaws under the Strata Property Act be replaced, and
- replaced with the bylaws included with this Annual General Meeting package

Prior to voting on Resolution B, the following amendments to correct typographical errors in the bylaws were **MOVED** (220) and **SECONDED** (332):

- To amend bylaw 8.4 of bylaw 8 by adding the number “8.”, so the amended clause reads:

8.4 The strata corporation must not unreasonably withhold its approval under bylaw 8.0

Amendment carried unanimously

It was **MOVED** (228) and **SECONDED** (336) to approve the amended Resolution B. This motion was carried unanimously.

Motion to amend the bylaws carried unanimously.

c. RESOLUTION C

BE IT RESOLVED BY A ¾ VOTE RESOLUTION THAT:

The Owners of Strata Plan NW2050 approve the addition of Bylaw 4.1(j) “A resident or visitor must not use a strata lot, the common property, common assets or shared facilities for cultivating cannabis plants”

It was **MOVED** (222) and **SECONDED** (122) to approve Resolution C. This motion was carried by majority vote. Two opposed.

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d. RESOLUTION D

BE IT RESOLVED BY A ¾ VOTE RESOLUTION THAT:

The Owners of Strata Plan NW2050 approve the amendment of the Bylaw 8.5 to read as follows: “An owner must ensure any hard surface floors installed in a strata lot, are installed over a high quality sound-deadening layer. The acoustic underlay must have a rating of at least IIC74 STC73. If, after installation, the hard surface floors cause noise that disturbs another resident, the owner must ensure that travel area of the hard surface is carpeted.

After some discussion, Resolution D containing the amended bylaws was voted on.

It was **MOVED** (322) and **SECONDED** (228) to approve Resolution C. This motion was carried by majority vote. One opposed.

e. RESOLUTION E

BE IT RESOLVED BY A ¾ VOTE RESOLUTION THAT:

The Owners of Strata Plan NW2050 approve replacing the carpets in Buildings A, B, and C for the total cost of \$120,000 to be paid by special levy in three equal payments starting on February 15, April 15, and June 15, 2019. (For example for the amount of \$1,263.58 the levy is divided by 3 months of equal payments is \$421.19 for February, April and June, 2019)

After some discussion, Resolution E containing the replacement of carpets in Building A, B, and C was voted on.

It was **MOVED** (220) and **SECONDED** (222) to approve resolution E. This motion failed. 17 opposed and 33 in favor.

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10. ELECTION OF NEW COUNCIL FOR 2019

The Chair noted that all current council members were willing to stand again and asked for nominations from the floor.

Motion: To close nominations
Moved: SL313
Seconded: SL336
Carried unanimously

The following owners were nominated for Council 2019.

- | | |
|----------------------|----------|
| 1. Gordon Farrell | Unit 302 |
| 2. Carole Borthwick | Unit 330 |
| 3. Linda McLaren | Unit 232 |
| 4. Joanne Parkinson | Unit 332 |
| 5. Lindsay Armstrong | Unit 120 |
| 6. Cyrus Pun | Unit 135 |
| 7. Billy Leung | Unit 129 |

The motion was **MOVED** (228) and **SECONDED** (104). It was carried unanimously.

11. Termination –

The Annual General Meeting was terminated at 19:57. It was **MOVED** (114) and **SECONDED** (223) to terminate the meeting. The motion was carried unanimously.

12. Raffle